

February 13, 2013

**ITEM NO. D3**

**AUTHORIZATION TO ENTER INTO A CONTRACT WITH ALL CHICAGO, INC.  
FOR LIFE SAFETY UPGRADES, PLUMBING RISER REPLACEMENT AND  
COMMON AREA IMPROVEMENTS AT LONG LIFE APARTMENTS**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with All Chicago, Inc. for building life safety upgrades, plumbing riser replacement and common area improvements in the amount of \$6,898,444.00 at the Long Life Apartments a senior residence building. The work is to be completed by no later than four hundred fifty (450) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

The Development Executive Vice President (EVP), the Office of the General Counsel and the Office of Procurement have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL:** Ensure CHA's portfolio is safe, decent and sustainable

**FUNDING:** General Fund - FY2013

**SOLICITATION SUMMARY**

**Specification No.:** IFB 12 - 00994  
**Vendor No:** All Chicago, Inc.  
Sitara Khan, President  
4100 W. Belmont Ave.  
Chicago, IL 60641

**Contract Type:** Construction Services

**Solicitation Release Date:** November 20, 2012

**Base Contract Amount:** \$6,898,444.00

**Days Advertised:** 35 business days

**Base Contract Period:** four hundred fifty (450) days

**Addendum(s):** 3

**Option Period:** N/A

**Pre-Bid/Proposal Date:** December 3, 2012

**Publications:** Chicago Sun-Times, Defender, Extra, CHA website, BuySpeed

**Solicitation Due Date:** January 4, 2013

**Vendor List:** 757

**Assist Agencies:** 64

**Pick-Up List:** 63

**Respondents:** 9

**M/W/DBE Participation:**

Direct MBE 73 % WBE \_\_\_\_\_ % DBE \_\_\_\_\_ %

**Section 3:**

Hiring # 3 Subcontracting \$ 10% Other Economic Opportunities \_\_\_\_\_

**GENERAL BACKGROUND**

The purpose of this contract is to modernize the building to comply with the high-rise life safety ordinance as well as capital maintenance components of this building. The modernization activity will enhance accessibility at building entrances and common areas, extend the useful life of the building, increase the value of the property, and improve overall quality and sustainability of existing dwelling and non-dwelling units

The Long Life Apartments is a thirteen (13) story building containing, One hundred sixteen (116) dwelling units, originally constructed in 1965 and located at 344 West 28<sup>th</sup> Place.

The following is the comprehensive scope of work for the building:

**Fire Life Safety Improvements:**

1. Fire Communication System (lobby/corridor, stairwell, and elevator 2-way communication system)
2. Elevator Systems (recall system, automatic transfer switch)
3. Fire Alarm/Suppression System (sprinklers in common areas and trash chutes, smoke detectors, fire pumps, etc.)

**Other Building Improvements:**

1. Security Camera Installation (lobbies and hallways)
2. Plumbing Improvements (new domestic hot and cold water risers, along with horizontal water lines to bathroom/kitchen and water valves)
3. Unit Improvements (new cabinets/countertops, appliances, bathroom/kitchen plumbing fixtures, flooring and painting)
4. Lobby and Hallway Improvements (lighting, flooring, painting, reception desk, etc.)
5. Common Area Improvements (new 1st floor bathroom flooring and plumbing fixtures, new ceiling, painting flooring at building entrance and general office area)
6. Interior Mobility and Common Area Modifications – to comply with Americans with Disabilities Act code requirements

The Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will bring the building into compliance with the ordinance. The existing galvanized plumbing risers are recommended to be replaced throughout the building per Chicago Building Code and best practices.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable Department of Housing and Urban Development procurement laws.

The EVP concurs with the recommendation to enter in a contract with All Chicago, Inc. for building life safety upgrades, plumbing riser replacement and common area improvements in the amount of \$6,898,444 at Long Life Apartments.

The CEO/President recommends the approval to execute a contract with All Chicago, Inc. for building life safety upgrades, plumbing riser replacement and common area improvement at Long Life Apartments.

**RESOLUTION NO. 2013-CHA-9**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 13, 2013, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH ALL CHICAGO, INC. FOR LIFE SAFETY UPGRADES, PLUMBING RISER REPLACEMENT AND COMMON AREA IMPROVEMENTS AT LONG LIFE APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with All Chicago, Inc. for building life safety upgrades, plumbing riser replacement and common area improvements in the amount of \$6,898,444.00 at Long Life Apartments, a senior residence building. The work is to be completed by no later than four hundred fifty (450) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to All Chicago's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

